

ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Monday, August 9, 2010

9:30 A.M.

3rd Floor Conference Room 1

Application: ENVIRONMENTAL ASSESSMENT NO. 10-005 (Sunset Beach Specific Plan and Annexation)

Applicant: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Contact: Paul Emery, Deputy City Administrator
Phone: (714) 536-5482

Request: To review the potential environmental impacts associated with a project involving five components: 1) an annexation application to Orange County Local Area Formation Commission (LAFCO) to annex the Sunset Beach area to the City of Huntington Beach; 2) general plan amendment to establish City general plan designations for the area and make text changes referencing Sunset Beach, 3) adoption of the City of Huntington Beach Sunset Beach Specific Plan, 4) zoning map amendment to establish the proposed Sunset Beach Specific Plan as the new zoning for the area, and 5) local coastal program amendment to establish land use plan designations, make text changes referencing Sunset Beach and to reflect the Specific Plan and zoning for the area per items 3) and 4).

Annexation

The City is proposing to annex the 109 acre Sunset Beach area located in the jurisdiction of the County of Orange. The annexation process is initiated by resolution by the City of Huntington Beach City Council.

General Plan Amendment

The project would amend the General Plan Land Use Map (Figure LU-5) to establish General Plan land use designations for the Sunset Beach area as follows - approximately 22.3 acres for Residential High Density-30, 9.2 acres for Visitor Serving Commercial-Mixed Use Overlay, 13.0 acres for Public, 3.4 acres for Open Space-Water Recreation and 33.2 acres for Open Space-Shoreline. The remainder of the area is right-of-way. The entire area would also have a Specific Plan Overlay. The proposed City of Huntington Beach General Plan land use designations mirror those of the existing County of Orange Land Use Plan for Sunset Beach. The General Plan Amendment would designate the Sunset Beach area as Subarea 4L on the Community District and Subarea Schedule (Figure LU-6 and Table LU-4) and would amend Table LU-3 to add a reference to "specific plans" for the Mixed Use Overlay. In addition, the General Plan Amendment would update figures to reflect the change in the City's boundary, would make minor wording changes to the Utilities Element and would update the Recreation and Community Services Element to reflect update recreational amenity information.

Prezoning (Zoning Text Amendment and Zoning Map Amendment)

LAFCO requires that the City establish site zoning before annexation is approved by LAFCO. The Zoning Text Amendment application is a request to create the Sunset Beach Specific Plan that will provide development standards for the Specific Plan area. The Zoning Map Amendment request would amend the City Zoning Map to establish the Specific Plan zoning for the area. The total acreage of the Specific Plan area is as follows:

General Plan Designation/Specific Plan District

Residential High Density/Sunset Beach Residential:	22.32 acres
Commercial Visitor/Sunset Beach Tourist:	9.16
Public/Sunset Beach Parking	13.00
Open Space Waterway/Sunset Beach Waterway	3.40
Open Space Shoreline/Sunset Beach Beach	33.17
<u>Right of Way/Right of Way</u>	<u>28.26</u>
Total:	109.31

Local Coastal Program Amendment

The Local Coastal Program Amendment request would amend the City of Huntington Beach Local Coastal Program Land Use Plan and Implementation Plan to: 1) amend the certified Land Use Plan (Figure C-5) to establish City Land Use Designations for the Sunset Beach area consistent with the General Plan Land Use Designations described above, including designating it as Subarea 4L on the Community District and Subarea Schedule (Figure C-10 and Table C-2); 2) amend Land Use Plan Table C-1 to add a reference to “specific plans” for the Mixed Use Overlay; 3) amend various text sections of the Land Use Plan to include descriptions of the Sunset Beach area and update the figures to reflect the change in City boundary; and 4) amend the Implementation Plan to reflect the proposed Zoning Map Amendment and Zoning Text Amendment.

Location: The approximately 109 acre unincorporated Sunset Beach area is located at the northwest end of the City of Huntington Beach and is generally bounded by the City of Seal Beach to the north, the Pacific Ocean to the west and south and the City of Huntington Beach to the east and southeast. The northern limit of the Sunset Beach area is Anderson Street and the southern limit is Warner Avenue. Approximately 76 acres of the Sunset Beach area are developed or used for waterways. The remaining 33 acres is beach sand.

Project

Planner: Mary Beth Broeren, Planning Manager

For information on the above items, please contact the specified project planner in the City of Huntington Beach Dept. of Planning and Building at (714) 536-5271.